

PLANNING AND ZONING COMMISSION
Monday, July 12, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Tony Note from the Landmarks Commission.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the June 14, 2010 regular commission meeting. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko
 NAYS:
 ABSTAIN: Mr. Graber and Mr. Abbott
 Motion Carried.

Public Comment - None

Pending Cases

Item 1. Preservation Area #PA-10-03

Property owner and Applicant John Bakitis, for property located at 79 North Trine Street, requested Preservation Area approval for a side addition, vinyl siding and replacement windows. Andrew Dutton, Zoning Officer, gave the staff report. Mr. Bakitis was present and outlined his proposal to the commission.

Mr. Graber asked if there were currently wood windows in the house. Mr. Bakitis replied that the windows were original single pane wood.

Ms. Solomon inquired if the exterior wood casing would be kept on the windows. Mr. Bakitis stated the wood would not be kept and the windows would be all vinyl.

Mr. Abbott asked Mr. Bakitis if he would be replacing the roof on the existing house. Mr. Bakitis replied that he would not be replacing existing home's slate roof and the new addition would incorporate an asphalt shingle that simulates slate.

Mr. Note stated that the home was built in 1918 and he believed there were two issues regarding the application: the addition itself and the conversion of the main house from wood to vinyl. He also explained the recently amended section of the Preservation Guidelines which recommends using wood or masonry for siding and does not recommend using vinyl, stone or stucco in the Preservation Area. Mr. Bakitis said this his property is in the Preservation Area, not the Historic District. Mr. Note

